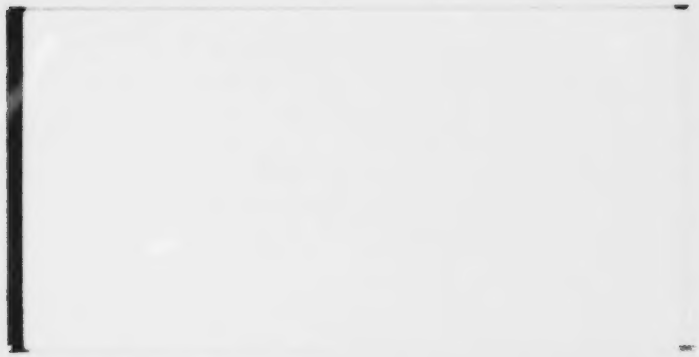

THE SOCIAL PLANNING and RESEARCH COUNCIL of Hamilton and District

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COMMUNITY PROFILE

DURAND PLANNING NEIGHBOURHOOD

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COMMUNITY PROFILE
DURAND PLANNING NEIGHBOURHOOD

1. INTRODUCTION

The purpose of this profile is to provide a general socio-economic description of the geographical area defined by the Durand planning neighbourhood located in the downtown core of the City of Hamilton. The borders of this 274 acre area are: Main Street West to the north; the Escarpment to the south; James Street South to the east; and Queen Street South to the west (refer to neighbourhood location map on the following page - Figure 1).

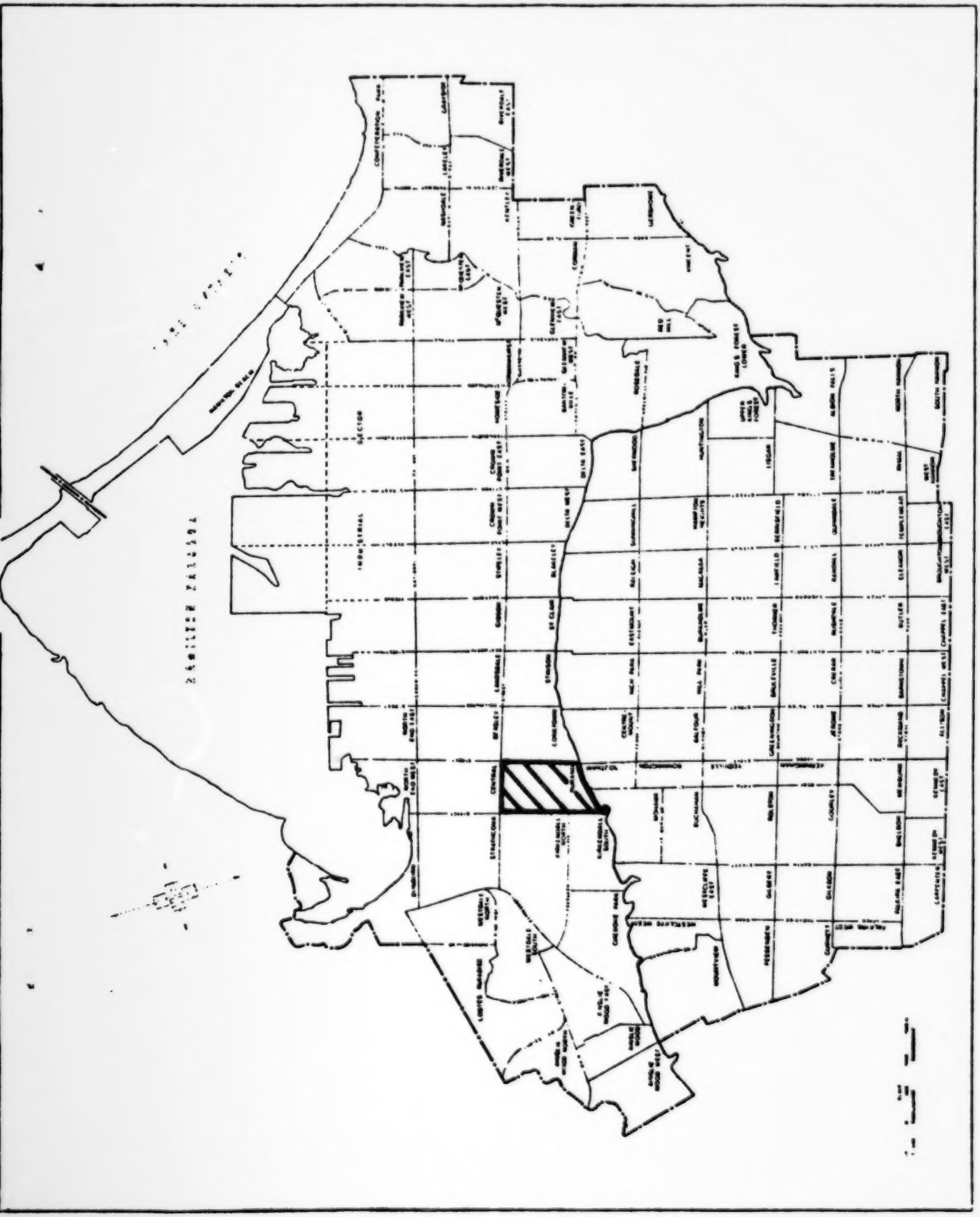
The report contains information and data concerning a variety of neighbourhood characteristics including:

a) a brief history of the neighbourhood;
b) trends in population and population composition;
c) physical land-use characteristics;
d) an overview of the housing situation;
e) the composition of families;
f) significant socio-economic indicators;
g) a listing of local community services; and,
h) the utilization of human services.

Where possible, statistical information for the Durand neighbourhood has been compared to data available for the City of Hamilton (averages).

At the conclusion of the profile, a brief summary of highlights of the socio-economic data of the neighbourhood is presented.

FIGURE 1: DURAND NEIGHBOURHOOD LOCATION MAP



2. DEFINITIONS

The following has been drawn from information supplied by Statistics Canada regarding the proper 'definitions' for certain data contained in this report:

Age:

Refers to age at last birthday (as of the Census reference date, 3 June 1981).

Mother Tongue:

The first language learned in childhood and still understood by an individual.

Religion:

Refers to specific religious groups or bodies, denominations, sects cults or religious communities.

Labour Force Activity:

The labour market activity of the population 15 years of age and over, excluding inmates, who, in the week prior to enumeration (3 June 1981) were employed, unemployed or not in the labour force.

Employed:

Includes those persons who, during the week prior to enumeration:

a) did any work at all; or

b) were absent from their jobs or businesses because of own temporary illness or disability, vacation, labour dispute at their place of work, or absent for other reasons.

Unemployment Rate:

Refers to the percentage the unemployed force forms of the total labour force (in the reference week) in an area, group

or category. The unemployed includes those persons who, during the week prior to enumeration:

a) were without work, had actively looked for work in the past four weeks and were available for work; or

b) had been on lay-off for 26 weeks or less and expected to return to their job; or

c) had definite arrangements to start a new job in four weeks or less.

Participation Rate:

Refers to the percentage the total labour force (in the reference week) forms of the total population 15 years of age and over, excluding inmates, in an area, group or category.

Less Than Grade 9 Education:

Refers to the percentage of the population 15 years of age and over with less than any secondary education (includes Kindergarten to Grade 8 and those with no schooling).

Occupied Private Dwelling:

A private dwelling in which a person or group of persons is permanently residing.

Private Household:

A person or group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada. The number of private households equals the number of occupied private dwellings.

Gross Rent:

The total average monthly payments paid by tenant household to secure shelter. Gross rent includes payments for electricity, oil, gas, coal, wood or other fuels, water and other municipal services and monthly cash rent.

Value of Dwelling:

The amount expected by the owner if the dwelling were to be sold.

Census Family:

Consists of a husband and a wife (with or without children who have never married, regardless of age) or a lone-parent, regardless of marital status, with one or more children (who have never married, regardless of age) living in the same dwelling.

Husband-Wife Family:

Consists of a husband and a wife (with or without children) or persons who live in common-law (with or without children).

Lone-Parent Family:

Consist of a parent, regardless of marital status (with no spouse present) with one or more children living in the same dwelling.

Total Income:

The sum of amounts received during 1980 by an income recipient (15 years of age and over) from all sources.

Average Income:

The average family/household income refers to the weighted mean total income of families/households in 1980. (Family/household total income refers to the sum of the total incomes of the members of the family or household, 15 years of age and over).

Average Employment Income:

The weighted mean total employment income per unit of a particular group. (Employment income refers to the total income received by persons 15 years of age and over during 1980 as wages and salaries, net income from non-farm self-employment and/or net farm income).

Average Census Family Income:

Refer to definition of 'Average Income'.

Average Private Household Income:

Refer to definition of 'Average Income'.

Economic Family:

A group of two or more persons who live in the same dwelling and are related to each other by blood, marriage or adoption. Persons living common-law are considered, for Census purposes, as now married.

Incidence of Low Income:

The incidence of low income is the percentage of family units below the low income cut-off points. On the basis of the total income of a family unit adjusted for federal Child Tax Credit, size of family limit and size of the area of residence, the position of each unattached individual and economic family is determined in relation to low income cut-offs based on the 1978 Family Expenditure Survey and updated by changes in the Consumer Price Index.

3. HISTORY

The following brief history of the Durand neighbourhood has been extracted directly from the Planning and Development Department of Hamilton-Wentworth's Durand Neighbourhood: Background Information Report, May 1985.

> The Durand Neighbourhood and much of downtown Hamilton owes a great deal to the speculative dealings of the Neighbourhood's namesake, James Durand. Durand first came to Canada in 1802 on behalf of London merchants to settle some outstanding accounts in the area. Durand was one of several early settlers who saw the economic potential of the area and after acquiring a manufacturing interest, decided to settle in the area and began to acquire land in Lot 14, Concession 3, Barton Township. He soon prospered and history credits him with having run the town's first general store, first distillery and for being the first Captain of the Militia for the area. He also became Gore District's first member of the House of Assembly with the hasty departure of 'Yankee sympathizer' Abraham Markle. Durand however, soon left the area as his criticism of the conduct of the War of 1812 had made it 'too dangerous for a man to open his mouth'.
>
> Durand sold his land to George Hamilton and moved to the Trent River area but maintained close ties with Hamilton and another prominent Hamiltonian, Nathanial Hughson. Together, this alliance schemed to have the area chosen as the county seat. Hamilton and Hughson offered to grant a portion of their lands to the government as the site of the courthouse and jail. At the same time, they divided their lands and sold off the lots knowing that their remaining land would increase in value should the government agree to their proposal. The probability of this occurring was further enhanced by Durand's efforts in the Assembly and Legislative Council.
>
> Such were the beginnings of Hamilton's downtown area. Construction activity in Hamilton in the mid-1800s created a distinct social geography. While rich and poor lived close to each other, elevation and drainage considerations influenced the relationship between class and place of residence. The area that is the Durand Neighbourhood today, contained most of the City's major estates as the City's

prosperous merchants and manufacturers built their homes here. In his history of Hamilton, John Weaver notes that the City was 'redeemed from a total want of stylish adornment by a few splendid stone structures' such as Sandyford Place. These residences are considered one of Canada's best examples of Terrace housing. The Neighbourhood is also the home of some of the most magnificent churches in the City. This was made possible by the patronage of the wealthy, elite families of the Neighbourhood.

Hamilton in the Industrial age, embraced the trend towards income and ethnic segregation. When the TH&B railway line was being extended east of James Street, it was necessary to shield the elite residential area of Durand by constructing a tunnel through the 'hogsback'. In 1913, the residents of Duke, Markland, Forest, James and Bay Streets strongly advocated the use of restrictive zoning to maintain the character of their Neighbourhood.

Durand Neighbourhood continues to enjoy the reputation of being one of the City's most sought after and well-protected residential areas since its beginnings.

4. POPULATION

4.1 Past Trends

The population of the Durand neighbourhood has fluctuated over the past three decades as Table 1 indicates.

During the past three decades (1951-1981), the population of the Durand area has increased by 2,239 people (or 26.5 percent). The population increased fairly steadily until 1976 (a peak year) and has remained relatively constant since then. The population did decline between 1956 and 1961 by almost 10 percent.

TABLE 1

PAST POPULATION TRENDS (1951-1981)*

Year	Population	Percent Change
1951	8,452	-
1956	8,676	2.7
1961	7,851	- 9.5
1966	9,116	16.1
1971	10,393	14.0
1976	10,875	4.6
1981	10,691	- 1.7

* Please note that, due to Census recording methods, the information in this table is reported for the geographic area which most closely approximated the Durand neighbourhood boundaries. These boundaries were: King Street West; Aberdeen Avenue; James Street South; and Queen Street South.

Source: Statistics Canada

4.2 Current Trends:

In the past number of years, the population in the neighbourhood has experienced a minimal decline as Table 2 illustrates.

TABLE 2

CURRENT POPULATION TRENDS (1977-1982)

Year	Population	Percent Change
1977	10,891	-
1978	10,697	- 1.8
1979	10,969	2.5
1980	10,893	- 0.7
1982	10,757	- 1.2
2001 (estimate)	10,700	- 0.5

Source: Planning and Development Department of Hamilton-Wentworth

Between 1977 and 1982, the neighbourhood population declined by 134 persons (or 1.2 percent). Furthermore, it is estimated that the neighbourhood will contain 10,700 people by the year 2001 - a small decrease over the 1982 population. Durand has the largest population of all neighbourhoods and represents 3.5 percent of the total City population. The area has likely reached its 'maturity' level in terms of population growth.

4.3 Population Composition:

4.3.1 Age and Sex Composition

The Durand population can be broken down by age and sex into five year groups as Table 3 presents.

The statistics in Table 3 are pictorally represented as a population pyramid in Figure 2.

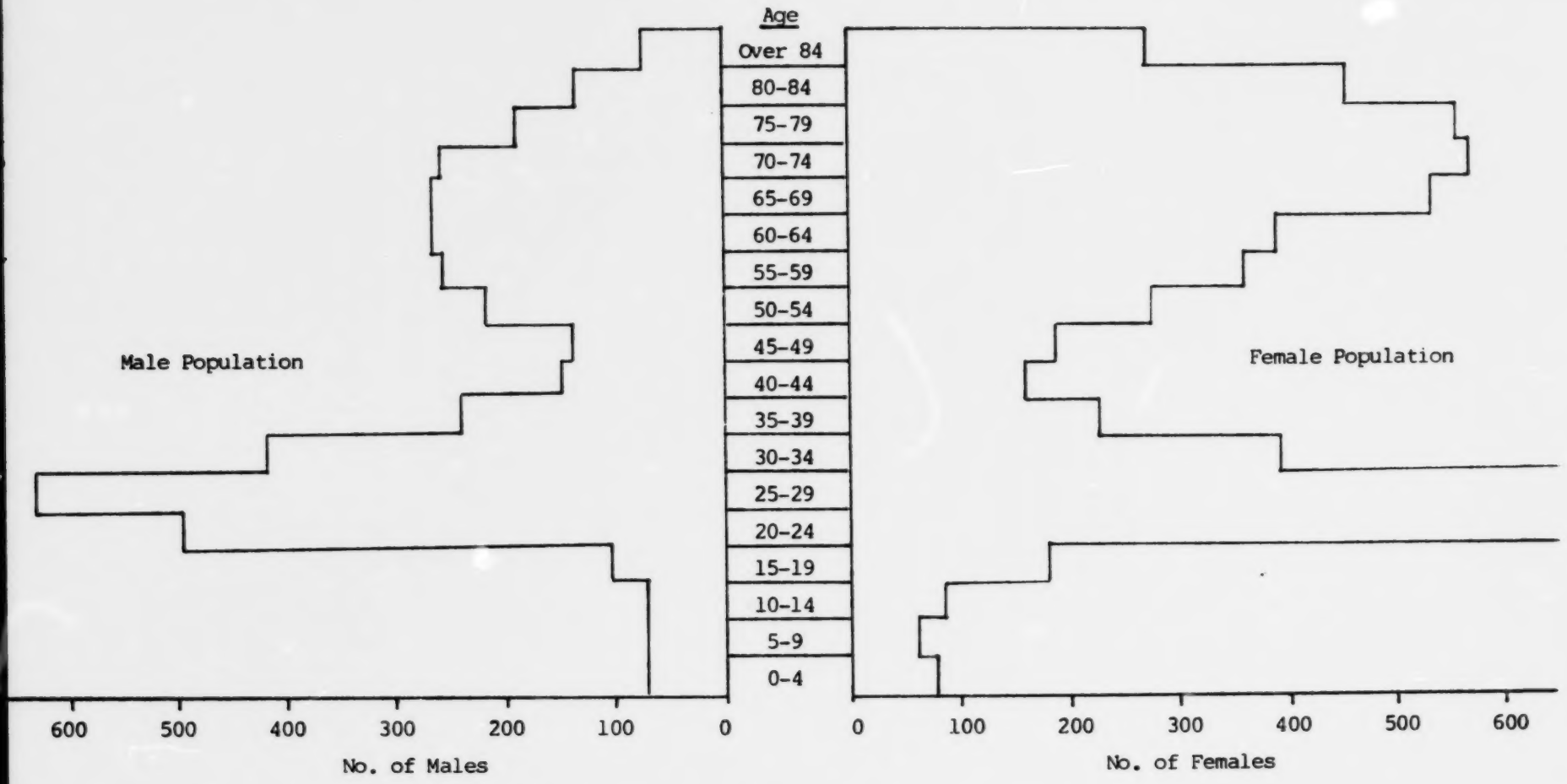
TABLE 3

AGE AND SEX COMPOSITION (1982)

Age Group	Males	Females	Total	Percent of Total
0-4	71	78	149	1.5
5-9	70	64	134	1.3
10-14	71	87	158	1.5
15-19	110	181	291	2.8
20-24	498	697	1195	11.7
25-29	638	673	1311	12.8
30-34	419	389	808	7.9
35-39	238	218	456	4.5
40-44	163	157	320	3.1
45-49	150	184	334	3.3
50-54	227	271	498	4.9
55-59	268	347	615	6.0
60-64	277	383	660	6.5
65-69	279	527	806	7.9
70-74	269	555	824	8.1
75-79	199	547	746	7.3
80-84	147	439	586	5.7
over 84	69	258	327	3.2
Total	4,163	6,055	10,218	100.00
Age Not Known			539	
Total Population			10,757	

Source: Planning and Development Department of Hamilton-Wentworth

FIGURE 2: POPULATION PYRAMID (1982)



Source: Planning and Development Department of Hamilton-Wentworth

One of the most striking features of Table 3 and Figure 2 is the difference in the ratio of males and females. There are 1,892 more females than males in the neighbourhood - a difference of 31.2 percent. Females compose 59.3 percent of the Durand population compared to only 40.7 percent for the male population. (Comparative figures for the City of Hamilton are 51.8 percent for females and 48.2 percent for males).

4.3.2 Structural Composition

The neighbourhood's proportion of young people, working people and senior citizens is compared to similar figures for the City in Table 4 below.

TABLE 4

COMPARISON OF POPULATION STRUCTURE (1982)

	Durand		City of Hamilton	
	No.	Percent	No.	Percent
Youth (under 16)	476	4.7	60,866	20.5
Working Population*	6,453	63.1	199,462	67.3
Seniors (over 64)	3,289	32.2	36,024	12.2
Sub-Total	10,218	100.0	296,352	100.0
Age Unknown	539		12,050	
Total Population	10,757		308,402	

* Potential 'working population' between the ages of 16 and 64 years.

Source: Planning and Development Department of Hamilton-Wentworth

It can be clearly seen from Figure 2 and Table 4 that Durand has a significantly lower proportion of young people (4.7 percent) than the City average (20.5 percent). While the percentage of those of 'working' age in the neighbourhood (63.1 percent) is slightly lower than the City average, the percentage of seniors (32.2 percent) is 2.5 times as high as the City average of 12.2 percent. Durand contains the largest senior population of all City neighbourhoods.

The main features of the Durand population are: a) a very small proportion of young people under 16 years; b) a significantly large proportion of 20-29 year olds; c) a great number of people over 49 years of age; d) a larger than average proportion of females in the total population; and, e) an absence of those people 40-49 years of age.

4.3.3 Marital Status

The marital status of the Durand population indicates that the neighbourhood has a lower proportion of single (34.4 percent) and married people (42.0 percent) than the City but a much higher proportion of widowed (17.5 percent) and divorced people (6.1 percent). As Table 5 indicates, Durand has double the City proportion of divorced people and almost three times the percentage of widowed people (reflective of an older or 'mature' population such as Durand).

TABLE 5

COMPARISON OF MARITAL STATUS (1981)

Marital Status	Durand		City of Hamilton
	No.	Percent	Percent
Single	3,750	34.4	41.2
Married	4,555	42.0	49.9
Widowed	1,890	17.5	6.2
Divorced	660	6.1	2.7
Total	10,830	100.0	100.0

Source: Statistics Canada

4.3.4 Religious Affiliation

Table 6 presents information about the religious affiliations of the Durand population in 1981.

Durand has a greater proportion of people affiliated with Anglican, Jewish and Presbyterian bodies than the City. While Catholics form the largest group (26.9 percent) in the neighbourhood, they are proportionately low when compared to the City average of almost 39 percent. A significant number of people are affiliated with the Anglican, Presbyterian and United churches.

TABLE 6

RELIGIOUS AFFILIATION (1981)

Religious Affiliation	Durand		City of Hamilton
	No.	Percent	Percent
Anglican	1,770	16.7	14.3
Baptist	450	4.2	3.4
Catholic	2,845	26.9	38.9
Eastern Orthodox	190	1.8	2.9
Jewish	320	3.0	0.9
Lutheran	300	2.8	2.1
Presbyterian	1,325	12.5	8.1
United Church	1,740	16.4	15.2
Other Protestant Bodies	380	3.6	3.9
No Religious Affiliation	1,025	9.7	6.8
Other	240	2.3	3.5
Total	10,585	100.0	100.0

Source: Statistics Canada

4.3.5 Ethnic Origin

The ethnic mix of the Durand neighbourhood is presented in Table 7 below.

TABLE 7

ETHNIC ORIGIN (1981)

Ethnic Group	Durand		City of Hamilton
	No.	Percent	Percent
African	30	0.3	0.3
Balkans	110	1.0	3.1
Baltic	170	1.6	0.8
British	6,630	62.6	52.0
Czech and Slovak	70	0.7	0.5
Chinese	75	0.7	0.7
Dutch	165	1.6	1.8
French	320	3.0	3.7
German	400	3.8	3.3
Greek	60	0.6	0.8
Hungarian Magyar	265	2.5	1.4
Italian	290	2.7	10.7
Japanese	25	0.2	0.2
Jewish	315	3.0	0.8
Native People	90	0.8	0.8
Polish	145	1.4	2.7
Portuguese	5	0.05	1.9
Russian	40	0.4	0.1
Ukrainian	175	1.7	2.2
Other	1,215	11.5	12.2
Total	10,595	100.0	100.0

Source: Statistics Canada

Compared to the City average, the Durand neighbourhood is characterized by a low ethnic proportion of people of Balkan, Portuguese and particularly Italian descent. While Italians form 10.7 percent of the City population, they only form 2.7 percent of the Durand population.

Durand contains a high proportion of people of Jewish and British origin. Almost 63 percent of the Durand population reported their origins as British compared to only 52 percent for the City. Durand, with over half its population of British origin, does not contain as diverse an ethnic mix as the City.

5. PHYSICAL LAND-USE

5.1 Property Land-Use and Assessment Value:

A breakdown of the land-use by number of acres and total assessed property value for the Durand neighbourhood is presented in Table 8.

The data clearly illustrates the importance and size of the 'Residential Individual' land-use classification in the neighbourhood. This designation, which in part includes land for single-family detached units and apartments, accounts for over 75 percent of the total recorded acreage and over 90 percent of the real local assessed dollar value of the neighbourhood.

Much smaller portions of land and assessed value are contained within the 'Institutional' and 'Office' designations.

TABLE 8

LAND-USE ACREAGE AND TOTAL ASSESSMENT VALUE (1982)

Land-Use Characteristic	Acreage*		Total Assessed Value	
	No.	Percent	Dollars	Percent
Residential Individual	138.9	76.4	21,747,276	91.5
Open Space	8.6	4.7	83,823	0.4
Residential Collective	1.8	1.0	95,260	0.4
Institutional	12.6	6.9	582,247	2.5
Office	12.8	7.0	1,031,648	4.3
Retail Products and Services	3.0	1.6	198,723	0.8
Transportation, Communication, Utilities and Parking	4.2	2.3	21,590	0.1
Industrial	0.0	0.0	0	0.0
Storage and Warehousing	0.0	0.0	0	0.0
Total	181.9	100.00	23,760,567	100.0

* Total acreage should not be interpreted as the total size of the neighbourhood since data for all land parcels is not assembled (particularly for roads, railways and utilities).

Source: Planning and Development Department of Hamilton-Wentworth

5.2 Zoning

The general zoning patterns in the Durand neighbourhood are diverse. As you move from Main Street West (on the north) to the Escarpment (on the south), you find a progression from institutional uses ('HI' - Civic Centre Protected District) to high density and multiple dwellings residential use ('E.3' - High Density Multiple Dwellings and 'DE.3' - Multiple Dwellings) to single-family residential use ('C' - Residential Single-Family).

The attached zoning map of Durand and Table 9 illustrate the type and location of the various zoning designations in the neighbourhood.

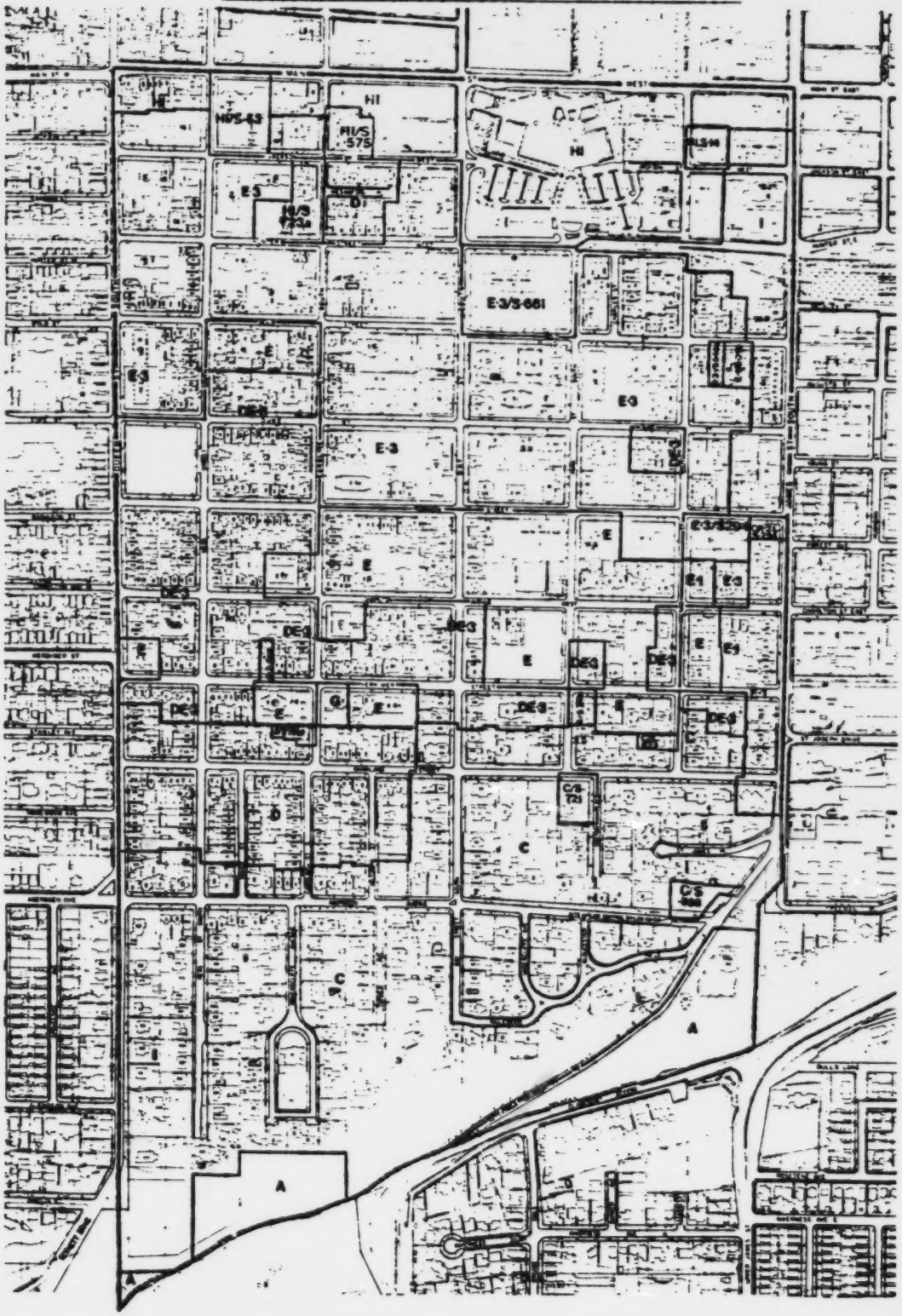
TABLE 9

LIST OF ZONING DISTRICTS (1981)

District	Principal Permitted Uses
A	Conservation, Open Space, Park and Recreation
C	Residential (Single-Family)
D	Residential (1 and 2 Family)
DE-3	Multiple Dwellings
E	Multiple Dwellings, Lodges, Clubs, etc.
E-1	Multiple Dwellings, Lodges, Clubs, etc.
E-3	High Density Multiple Dwellings
G	Neighbourhood Shopping
HI	Civic Centre Protected District
I	Central Business

Site plan control (By-law No. 79-275) is enforced throughout much of the neighbourhood.

FIGURE 3: DURAND NEIGHBOURHOOD ZONING MAP



CITY OF HAMILTON

DURAND

ZONING

5.3 Traffic Volume:

Figure 4 illustrates the traffic volumes for a 24-hour period at a number of busy intersections in the Durand neighbourhood.

The vehicle counts are for six neighbourhood intersections and were recorded on the dates shown in each diagram.

6. HOUSING

6.1 Occupied Dwellings:

Information about the housing stock and value in the Durand neighbourhood is presented in Table 10 below.

TABLE 10

OCCUPIED DWELLINGS (1981)

	Durand		City of Hamilton
	No.	Percent	Percent
Total Occupied Private Dwellings	7,110	100.0	100.0
Owned	895	12.6	56.4
Rented	6,215	87.4	43.6
Single-detached	470	6.6	51.4
Single-attached	120	1.7	10.5
Apartment (< 5 storeys)	1,270	17.9	10.2
Apartment ($\geq$ 5 storeys)	5,025	70.7	23.9
Duplex	225	3.2	4.0
Average Value of Dwelling		$75,909	$54,552
Average Gross Rent (monthly)		292	291
Average Major Payments for Owners (monthly)		437	346

Source: Statistics Canada

FIGURE 4: 24-HOUR TRAFFIC COUNTS (1985)

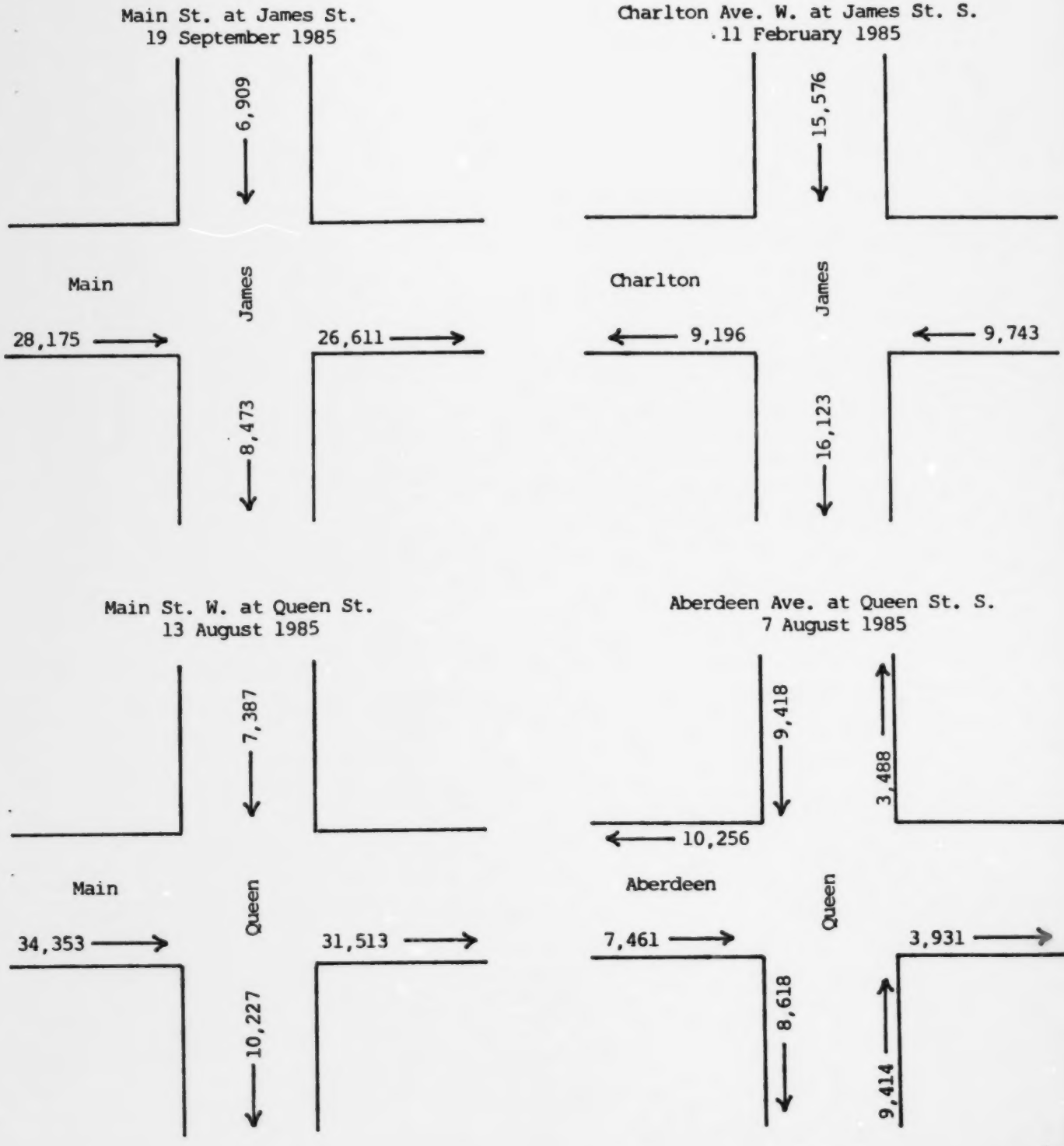
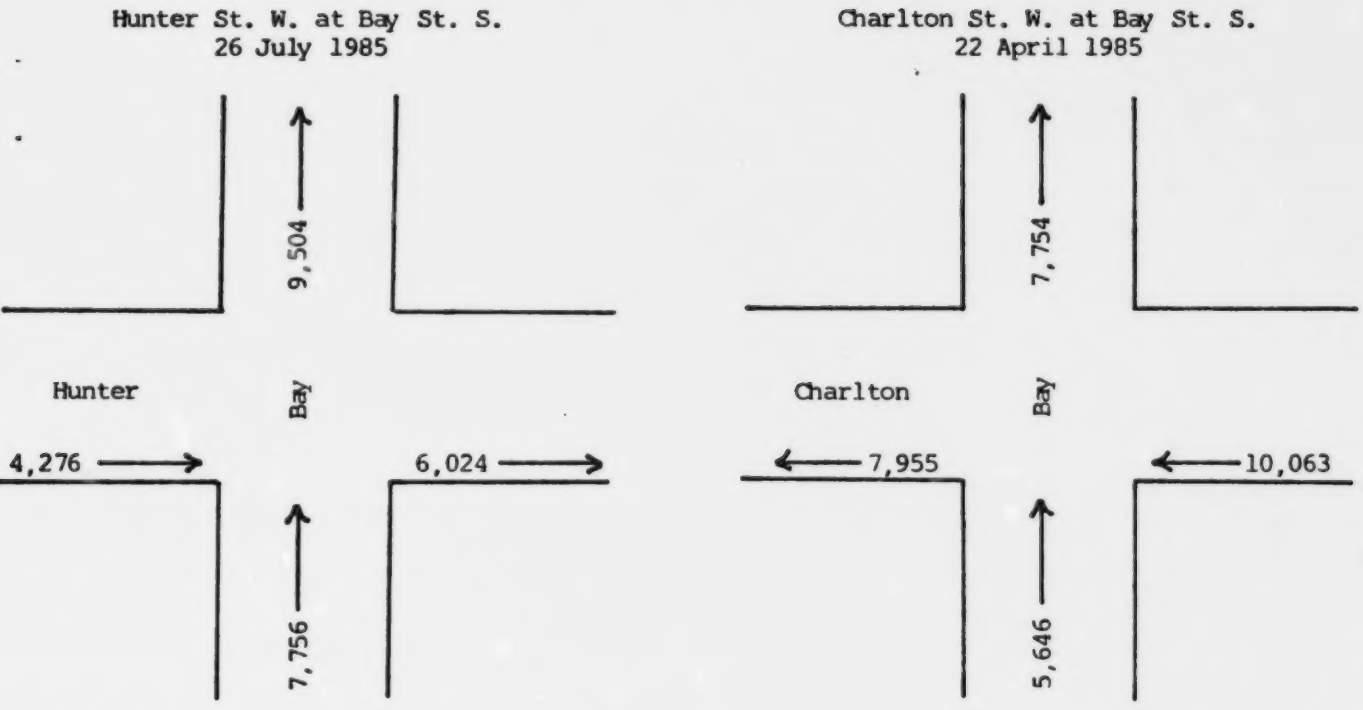


Figure 4 cont'd



Source: City of Hamilton Traffic Department

The percentage of people who rent their housing in Durand is extremely high as Table 10 indicates. Twice the proportion of people in Durand rent (87.4 percent) their housing compared to the City average of 43.6 percent. Consequently, few people own their own dwellings in Durand (12.6 percent).

This situation, of a high proportion of renters and a low proportion of owners, is not difficult to understand in view of the fact that 88.6 percent of the occupied dwellings are apartments in Durand (most of which are available to renters). With few single-attached, single-detached and duplex units available (and a limited number of condominiums), the number of owners of dwellings could be expected to be small. While over half of the occupied dwellings in the City are single-detached, only 6.6 percent are single-detached in the neighbourhood.

The average value of dwellings in Durand ($75,909) is $21,357 (or 39 percent) higher than the City average. Average monthly rents in the neighbourhood are about the same as for the City, however, owners' monthly payments ($437) are almost $100 higher than the City average (reflecting the higher average value of dwellings).

6.2 Subsidized Housing:

Durand hosts the largest number of government assisted housing units in the City of Hamilton. The 1,447 units in the neighbourhood represent 15.6 percent of the total assisted City stock! As Table 11 indicates, the vast majority of the assisted units are concentrated in four Ontario Housing Corporation apartment complexes for senior citizens. The four buildings contain 1,416 (or 97.9 percent) of the assisted units in Durand.

TABLE 11

SUBSIDIZED HOUSING (1984)

	Durand		City of Hamilton
	No.	Percent	No.
Family Units*	26	1.8	5,005
Senior Units**	1,420	98.1	4,189
Handicapped Units	1	0.07	109
Total	1,447	100.0	9,303

* Under rent supplement program:

145,.165 Queen Street South (23 units)

175 Hunter Street West (3 units)

** Under Ontario Housing Corporation public housing program:

95 Hess Street South/181 Jackson Street West (556 units)

155 Park Street (397 units)

200 Jackson Street West (243 units)

191 Main Street West (222 units)

Source: Planning and Development Department of Hamilton-Wentworth

The neighbourhood contains only 26 units for families and 1 unit for the physically disabled. Over one-third of the assisted inventory in the City for senior citizens is located in Durand.

7. FAMILIES

Information about the composition of families in the neighbournood is presented in Table 12.

TABLE 12

FAMILY CHARACTERISTICS (1981)

	Durand		City of Hamilton	
	No.	Percent	No.	Percent
Husband-Wife Families	1,920	88.3	70,935	86.6
Lone-Parent Families	255	11.7	10,970	13.4
Total No. of Families	2,170	100.0	81,905	100.0
Average No. of Persons/Family	2.3		3.1	
Average No. of Children/ Family	0.4		1.2	

Source: Statistics Canada

The table indicates that the neighbourhood contains about the same mix of lone-parent to husband-wife families as the City with a slightly smaller proportion of lone-parent families. The average number of persons and children per family, however, is significantly lower in Durand than in the rest of the City. The low number of children per family is consistent with the small proportion of young people in the neighbourhood (as presented in Table 4 previously).

8. SOCIO-ECONOMIC INDICATORS

8.1 Labour Force:

As Table 13 indicates, the unemployment rate for males in the neighbourhood was higher than the City average in 1981 while the unemployment rate for females was significantly below the City average.

TABLE 13

LABOUR FORCE CHARACTERISTICS (1981)

	Durand	City of Hamilton
Males in Labour Force	4,220	90,400
Participation rate	69.1%	77.5%
Unemployed	200	5,035
Unemployment rate	6.9%	5.6%
15-24 years	10.6%	11.4%
25 years and over	6.2%	3.8%
Females in Labour Force	2,875	64,000
Participation rate	49.1%	50.7%
Unemployed	90	5,040
Unemployment rate	3.1%	7.9%
15-24 years	4.3%	12.4%
25 years and over	3.2%	6.1%

Source: Statistics Canada

The participation rates in the labour force for both males and females in Durand are below City averages. The unemployment rate for young females (4.3 percent) is well below the City average of 12.4 percent. The participation rate for males (69.1 percent) is well below the City average.

8.2 Income:

8.2.1 Average and Low-Income Distribution

As the data in Table 14 illustrates, the average incomes of the residents of Durand are higher than the City averages in all cases.

TABLE 14

AVERAGE AND LOW-INCOME DISTRIBUTION (1981)

	Durand	City of Hamilton
Average Total Income, male ($)	18,139	16,379
Average Total Income, female ($)	10,605	7,981
Average Employment Income, male ($)	18,247	16,803
Average Employment Income, female ($)	11,243	8,245
Average Census Family Income ($)	30,124	25,203
No. of Low-Income Economic Families	330	13,290
Incidence of Low-Income (%)	14.9	16.1
No. of Low-Income Unattached Individuals	2,265	15,470
Incidence of Low-Income (%)	44.1	42.7

Source: Statistics Canada

The average total incomes and employment incomes of residents of Durand are almost one-fifth (1/5) higher than City averages. Similarly, the average total family income of $30,124 is 19.5 percent higher than the City average.

The percentage of families who are 'poor' (low-income) in the neighbourhood (14.9 percent) is slightly lower than the City average, however, the proportion of single poor individuals (44.1 percent) is slightly higher than average.

8.2.2 Private Household Incomes

Despite the fact that average family employment and total incomes of Durand residents are higher than City averages, the average private household income in the neighbourhood ($18,864) is almost 19 percent lower than the City average as Table 15 indicates. (Private household income is the total of all incomes of people 15 years of age or over in a single dwelling or unit).

The table shows that over two-thirds of the private households in the neighbourhood have incomes of less than $20,000 compared to only half of the City households. Conversely, approximately 30 percent of the Durand private households have incomes of more than $20,000 compared to over 50 percent of City residents.

The proportion of private households in Durand with incomes of less than $10,000 is almost double the City average.

TABLE 15

PRIVATE HOUSEHOLD INCOME (1981)

	Durand		City of Hamilton
	No.	Percent	Percent
Under $ 5,000	990	14.0	8.0
$ 5,000-$ 9,999	1,945	27.5	15.4
10,000- 14,999	1,030	14.5	12.5
15,000- 19,999	875	12.3	12.9
20,000- 24,999	635	9.0	13.8
25,000- 29,999	460	6.5	11.7
30,000- 39,999	555	7.8	15.1
40,000 and over	595	8.4	10.6
Total	7,085	100.0	100.0
Average ($)	18,864		22,393

Source: Statistics Canada

8.3 Education:

8.3.1 Educational Levels

Table 16 provides a comparison of the educational levels for the population 15 years of age and over of Durand and the City.

TABLE 16

EDUCATIONAL LEVELS (1981)

	Durand		City of Hamilton
	No.	Percent	Percent
Population 15 years and over	10,080	100.0	100.0
Attending School Full-time	710	7.0	11.5
Not Attending School Full-time	9,375	93.0	88.5
Less Than Grade 9	1,960	19.4	22.1
Grades 9-13	3,490	34.6	43.4
University Degree	1,585	15.7	6.3

Source: Statistics Canada

Fewer people 15 years of age and over are attending school full-time in Durand compared to the City average. However, the percentage of the out-of-school population with less than Grade 9 education (19.4 percent) is slightly lower than average. Twice as many people in Durand have university degrees compared to the average. The general population of Durand is well educated.

8.3.2 School Enrolment

The Durand neighbourhood contains only one school within its boundaries - Central Public School. Table 17 shows the enrolment figures for the school since 1972.

TABLE 17

SCHOOL ENROLMENT TRENDS (1972-1985)*

	Central Public School	
	No.	Percentage Change
1972	284	-
1973	218	- 23.2
1974	182	- 16.5
1975	162	- 11.0
1976	163	0.6
1977	113	- 30.7
1978	108	- 4.4
1979	109	0.9
1980	109	0.0
1981	87	- 20.2
1982	90	- 3.4
1983	86	- 4.4
1984	106	23.3
1985	111	4.7

* As reported at 30 September of each year.

Source: Board of Education for the City of Hamilton

As the table clearly indicates, the enrolment for Central Public School has declined over the years. Between 1972 and 1983, the school's population decreased by almost 70 percent (to 86 students). The population dropped by over 20 percent between 1972-73, 1976-77 and 1980-81. During 1978-1985, however, the school enrolment stabilized. In 1984 and 1985, the population actually increased by 29 percent over the 1983 population. The small school enrolment is reflective of the small youth population of Durand (as seen in Figure 2 previously).

8.4 Mobility Status:

Table 18 below illustrates the 'mobility' of the Durand population.

TABLE 18

MOBILITY STATUS (1981)

	Durand		City of Hamilton	
	No.	Percent	No.	Percent
Population 5 years and over	10,380	100.0	284,095	100.0
Non-movers	4,140	39.9	160,500	56.5
Movers	6,235	60.1	123,600	43.5

Source: Statistics Canada

The 'Population 5 Years and Over' figures in the table represent the population which has resided in the area for the past five years or more. This population has been further sub-divided into 'non-movers' (persons who on Census Day, June 3, 1981, were living in the same dwelling they occupied for five years earlier) and 'movers' (persons who, on Census Day, were living in a different dwelling than the one occupied five years earlier).

The table indicates that a larger proportion of Durand residents are 'movers' (60.1 percent) than the City average and a smaller proportion are non-movers (39.9 percent). Such a pattern generally indicates a mobile population who do not stay in the same dwelling for long periods of time. In fact, 22.6 percent of the Durand residents had lived in their dwelling for less than one year in 1981, compared to only 15.9 percent in the City as a whole.

8.5 Occupations:

Table 19 presents a description by sex of the occupations of Durand residents. It indicates a high, but fairly even, distribution of males in managerial/administrative, technological/social/religious/artistic, sales and machining/product occupations. A large number of females have health/medicine, clerical and service occupations. A significant proportion of females (35.4 percent) have clerical and related occupations.

TABLE 19

OCCUPATION MAJOR GROUPS (1981)

	Durand			
	Male		Female	
	No.	Percent	No.	Percent
Total Labour Force	2,915		2,875	
Occupational - Not Applicable	25		25	
All Occupations:	2,890	100.0	2,850	100.0
Managerial, administrative and related	410	14.2	195	6.8
Teaching and related	125	4.3	245	8.6
Medicine and health	140	4.8	390	13.7
Technological, social, religious, artistic and related	405	14.0	185	6.5
Clerical and related	215	7.4	1,010	35.4
Sales	345	11.9	255	8.9
Service	215	7.4	355	12.5
Primary	30	1.0	25	0.9
Processing	170	5.9	35	1.2
Machining, product fabricating, assembling and repairing	365	12.6	70	2.4
Construction trades	110	3.8	0	00.0
Transport equipment operating	155	5.4	0	00.0
Other	205	7.1	90	3.1

Source: Statistics Canada

8.6 Industry Divisions:

Table 20 classifies the occupations of Durand residents according to the industrial division they fall within.

TABLE 20

INDUSTRIAL DIVISIONS (1981)

	Durand		City of Hamilton
	No.	Percent	Percent
Both Sexes - Total Labour Force	5,790		
Industry - Not Applicable	45		
All Industries:	5,745	100.0	100.0
Primary	30	0.5	0.8
Manufacturing	1,225	21.3	35.4
Construction	155	2.7	5.9
Transportation, communication and other utilities	350	6.1	5.4
Trade	810	14.1	15.7
Finance, insurance and real estate	460	8.0	4.3
Community, business and personal service	2,345	40.8	29.0
Public administration and defence	365	6.4	3.6

Source: Statistics Canada

A significant portion of Durand residents (40.8 percent) are employed by community/business/personal service industries (compared to only 29.0 percent in the City). While a full 21.3 percent are employed by manufacturing industries, this is well below the City average of over 35 percent. Over 14 percent of Durand residents are employed by businesses in trade. Almost double the proportion of Durand's population is employed by finance/insurance and real estate firms.

9. COMMUNITY SERVICES

9.1 Political Representatives:

At the local level, the Durand neighbourhood is part of Ward 2 and is represented on the City and Regional Councils by:

Mr. Vince Agro (Alderman)
100 Main Street East,
Apartment 2404,
Hamilton, Ontario.
L8N 3W7

Telephone: business - 526-2733
residence - 528-2009

Mr. William McCulloch (Alderman)
17 Robinson Street,
Apartment 1005,
Hamilton, Ontario.
L8P 1Y6

Telephone: business - 526-2730
residence - 525-6647

At the provincial level, the neighbourhood is part of the Hamilton West riding and is represented by:

Dr. Richard Allen (Member of Provincial Parliament)
Constituency Office,
278 King Street West,
Hamilton, Ontario.
L8P 1B1

Telephone: business - 527-2556

At the federal level, Durand is part of the Hamilton West riding and is represented by:

Mr. Peter Peterson (Member of Parliament)
Constituency Office,
225 Main Street West,
Hamilton, Ontario.
L8P 1J4

Telephone: business - 529-4770

9.2 Bus Routes:

There are sixteen (16) different bus routes which run along or through the borders of the Durand neighbourhood.

The bus routes are:

Route Name	Route Number
King	1
Barton	2
Delaware/West Hamilton/ Main West/Dundas	5
Aberdeen	6
Locke	7
Upper Kenilworth	21
Upper Ottawa	22
Upper Gage	23
Upper Sherman	24
Upper Wentworth	25
Upper Wellington	26

Cont'd...

Upper James	27
Garth	32
Sanatorium	33
Upper Paradise	34
College	35

The neighbourhood street sketch below (Figure 5) indicates the routings of the buses which touch the neighbourhood (except for Route 6 - Aberdeen)

Figure 6 illustrates the route for the Aberdeen bus (Route No. 6) through the Durand neighbourhood separately from the other routes.

9.3 Churches:

There are six (6) churches located in the Durand neighbourhood:

Central Presbyterian Church,
165 Charlton Avenue West

Christian Reformed Church
First of Hamilton,
181 Charlton Avenue West

James Street Baptist Church,
96 James Street South

MacNab Street Presbyterian Church,
116 MacNab Street South

St. Mark's Anglican Church,
130 Bay Street South

St. Paul's Presbyterian Church,
70 James Street South

FIGURE 5: DURAND BUS ROUTE MAP

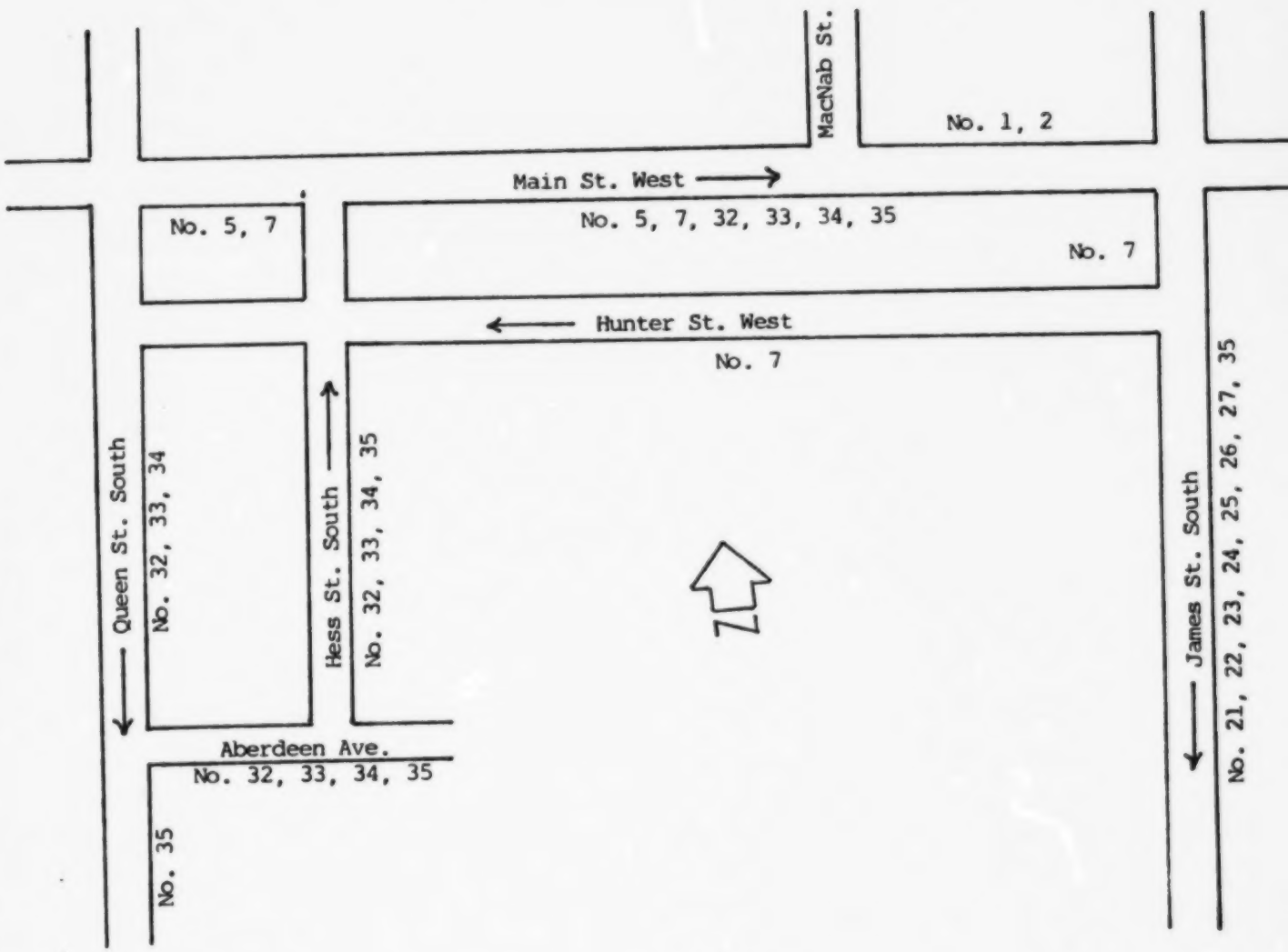


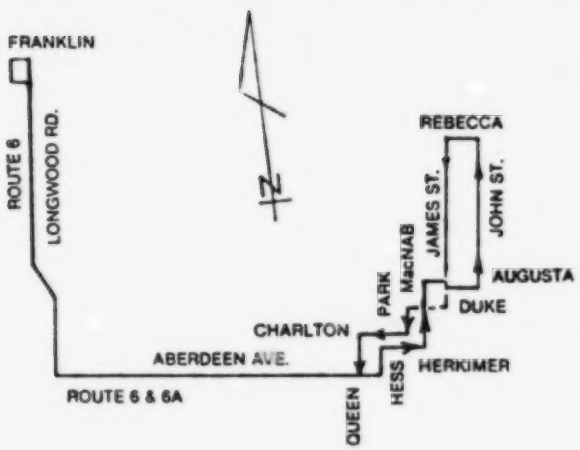
FIGURE 6: ABERDEEN BUS ROUTE MAP

ABERDEEN

ROUTE No 6 — 6A

ROUTE MAP

EFFECTIVE SEPTEMBER 2, 1984



Source: Hamilton Street Railway Company

9.4 Schools:

As indicated previously in Section 8.3.2, the Durand neighbourhood contains only one school - Central Public School (75 Hunter Street West).

While not within the boundaries of Durand, two separate schools exist to serve the neighbourhood population: St. Joseph's (270 Locke Street South) and St. Thomas Aquinas (52 Pearl Street South).

The closest secondary school to the Durand neighbourhood is Sir John A. MacDonald (130 York Boulevard).

9.5 Parks and Open Space:

Durand contains only one park and public open space at one historical site and one school as indicated below:

Site	Acres	Facilities
Durand Park (Park Street and Herkimer Street)	1.40	• creative playground • traditional playground • picnic area
Whitehearn (41 Jackson St.W.)	0.80	• open space • historical site
Central Public School (75 Hunter St. W.)	2.75	• gymnasium • baseball area • creative playground • traditional playground

The neighbourhood also contains the Hamilton Thistle Club (85 Robinson Street) and the MacNab Street Y.W.C.A. (75 MacNab Street South), however, both charge fees for use of their recreational services.

In almost all cases, the Durand neighbourhood is considered to be deficient in the amount of public open space it contains.

9.6 Professional Services:

There are a number of professional services located in the Durand area. Durand contains the following number of professional service practices/practitioners:

14 Physicians
1 Optometrist
7 Dentists
47 Lawyers (or firms)

9.7 Human Services:

9.7.1. General Services

The following human and social services are located within the Durand neighbourhood:

Big Sister Association of Hamilton and District, Inc.
52-56 Charlton Avenue West

Birthright
224 James Street South

Citizen Action Group - Hamilton
33 Bold Street

Council on Road Trauma
224 James Street South

Hamilton Folk Arts Heritage Council
Canadian Football Hall of Fame

Hamilton Housing Company Limited
71 Main Street West

Hamilton Status of Women Committee
71 Main Street West

Hamilton Right to Life
230 James Street South, Suite 4

Hamilton City Hall
71 Main Street West

Hamilton-Wentworth U.N.I.C.E.F. Committee
75 MacNab Street South

Huntington Society of Canada (Hamilton and District Chapter)
226 Rebecca Street, Apt. 217

Hamilton and Region Arts Council
MacNab Street at Main Street West

Residential Tenancy Commission
25 Main Street West, 16th Floor

Seniors Activation Maintenance Program
191 Main Street West, Suite 300

Tele-Touch (Seniors)
75 MacNab Street South

Unified Family Courts
100 James Street South

United Nations Children's International Centre
75 MacNab Street South

Widow to Widow
75 MacNab Street South

Youth Employment Centre
33 Bold Street

Y.W.C.A.
75 MacNab Street South

9.7.2. Clubs

The neighbourhood contains four senior citizen clubs and one handicap club:

Hamilton Senior Citizens Centre, Y.W.C.A.
75 MacNab Street South

James Street Seniors
96 James Street South

MacNab Senior Citizens
116 MacNab Street South

Main-Hess Senior Citizen Centre
181 Main Street West, 3rd Floor

Hamilton Handicap Club
75 MacNab Street South

9.8 Residential Care Facilities and Group Homes:

The neighbourhood has a number of residential care facilities and group homes which serve the needs of special populations. The facilities are:

Adel's Lodging and Rest Home
265 Bay Street South

Bay South Rest Home
274 Bay Street South

Bold Park Lodge, Inc.
69 Bold Street

Charlton Hall
52-56 Charlton Avenue West

Durand Seniors Residence
10 Herkimer Street

Gardiner Lodge
173 Bay Street South

Grace Haven Homes
138 Herkimer Street

Herkimer Lodge
130 Bold Street

Oak Park Realty Rest Home Apartments
168 Park Street South

Park Manor Rest Home
168 Park Street South

St. Andrew's Lodging and Rest Home
100 Herkimer Street

St. George Lodging Home
274 Bay Street South

St. George Rest Home
128 Herkimer Street

Wayside House
15 Charlton Avenue

Y.W.C.A.
75 MacNab Street South

Source: Planning and Development Department of Hamilton-Wentworth

9.9 Neighbourhood Associations:

Durand is fortunate to contain one of the City's most cohesive and dynamic neighbourhood associations. The Durand Neighbourhood Association, Inc. was first organized in 1972. The current President of the Association is Mr. Robert Allan. The mailing address of the Association is:

Durand Neighbourhood Association, Inc.,
c/o City Clerk's Office,
City Hall,
71 Main Street West,
Hamilton, Ontario.
L8N 3T4

10. UTILIZATION OF HUMAN SERVICES

Information in this section relates to the use of major social services and social assistance programs by the Durand neighbourhood. The utilization rates (per thousand population) of some of the larger social service agencies provides a general indication of the extent to which neighbourhoods make use of existing services.

10.1 General Services:

Table 21 indicates the caseloads and utilization rates of selected social services in the City compared with Durand.

TABLE 21

COMPARISON OF SELECTED HUMAN SERVICE UTILIZATION RATES

	Durand		City of Hamilton
	No. of Cases	Rate*	Rate*
Alternatives for Youth (1982)	11	1.02	0.68
Big Brother Association (1982)	1	0.09	1.11
Catholic Children's Aid Society (1982)	17	1.58	1.93
Catholic Social Services (1982)	29	2.70	2.44
Chedoke Child and Family Centre (1983)	19	1.77	2.03
Children's Aid Society (1983)	34	3.16	2.08
Child and Adolescent Services (1982)	7	0.69	1.68
Dundurn Community Legal Services (1982)	8	0.74	0.45
Elizabeth Fry Society (1982)	6	0.56	0.71
Family Services (1982)	65	6.04	3.89
Extend-A-Family (1984)	4	0.37	0.42
John Howard Society (1983)	8	0.74	1.19
McQuesten Legal and Community Services (1982)	7	0.65	1.71
Meals-on-Wheels (1982)	136	12.64	2.68
St. Matthew's House (1982)	29	2.70	4.38
Victorian Order of Nurses (1982)	431	40.01	14.76
Visiting Homemakers (1982)	307	28.54	5.75

* Utilization rate per 1,000 population (using 1982 City population data).

Source: Social Planning and Research Council of Hamilton and District

Durand residents appear to utilize the social services listed above to about the same extent as City averages, except for agencies which provide service to the elderly. A significant number of Durand residents utilize the services of Meals-on-Wheels, the Victorian Order of Nurses and Visiting Homemakers and their use of these programs is much higher 3 to 5 times higher than City averages! All three agencies cater to seniors so it is not surprising that Durand, with a high proportion of senior citizens and senior subsidized housing units, utilizes these services extensively.

The utilization of Family Services (6.04 per 1,000 population) is higher than average in Durand.

10.2 Government Assistance:

The number of people per 1,000 population receiving General Welfare Assistance and Family Benefits Allowance in Durand is only slightly higher than City averages as Table 22 illustrates.

TABLE 22

GOVERNMENT ASSISTANCE RECIPIENTS

	Durand		City of Hamilton
	No. of Recipients	Rate*	Rate*
General Welfare Assistance (16 September 1984)	256	23.80	21.85
Family Benefits Allowance (17 June 1981)	275	25.25	23.23
Total	531	49.05	45.08

* Utilization rate per 1,000 population (using 1982 City population data for G.W.A. caseload and 1980 population data for F.B.A. caseload).

Source: Social Planning and Research Council of Hamilton and District

11. PROFILE HIGHLIGHTS

The following is a general summary of the significant trends or patterns which have been presented in this profile of the Durand planning neighbourhood.

The Durand neighbourhood is a community where:

- the population increased between 1951 and 1976 by 29 percent and has since stabilized at about 10,800 people;
- 59 percent of the population is female;
- 32 percent of the population is over 64 years (compared to 12 percent in the City) and only 5 percent of the population is under 16 years of age (compared to 20 percent in the City);
- 34 percent of the population is single;
- 27 percent of the population is Catholic;
- 63 percent have British origins (compared to 52 percent for the City);
- 76 percent of the land is for residential individual use;
- 87 percent of the occupied dwellings are rented (compared to 44 percent in the City);
- 71 percent of the occupied dwellings are apartments (over 5 storeys) compared to only 24 percent in the City;
- the average value of dwellings ($75,909) is 39 percent above the City average;
- 34 percent of all senior citizen subsidized housing units (1,420 units) in the City exist in Durand;

- labour force participation rates are lower than City averages;
- average family incomes are 20 percent above the City average;
- 16 percent of the population 15 years and over has a university degree;
- mobility among the population is higher than average;
- 35 percent of the female population in the labour force have clerical and related occupations;
- 41 percent of the labour force is employed by community, business and personal service industries; and,
- the utilization of major social services and (government) social assistance is average, except for a high use of services for the elderly.

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